

PROPOSED COUNCIL STUDY ISSUE

For Calendar Year: 2004

Continuing ☐

New ☒

Previous Year (below line/defer) ☐

Issue: Proportional Parking Requirements for Single Family Home

Lead Department: Community Development

General Plan Element or Sub-Element: Land Use and Transportation Element

1. What are the key elements of the issue? What precipitated it?

This study would determine if parking requirements for single family homes should be determined in relationship to the number of bedrooms. There is a concern that homes with a higher bedroom count generate additional parking needs, and the community may benefit if these homes were required to provide additional parking. The residential parking standards were last evaluated in 1999. A related study issue concerning small multi-family residential projects is also proposed for consideration this year.

2. How does this relate to the General Plan or existing City Policy?

Land Use and Transportation Element:

The following General Plan policy and action statement from the Land Use and Transportation Element relate to neighborhood quality and effective transportation standards:

Policy N1.4 - Preserve and enhance the high quality character of the residential neighborhood.

Action Statement C1.1.2. - Promote and achieve compliance with land use and transportation standards.

Current General Plan policies and action statements call for compliance of transportation standards and improved quality of neighborhoods. As the demand for larger homes increases, the need to find adequate parking becomes essential to preserve the quality of the entire neighborhood. The results of this study hope to benefit neighborhood streetscape as well as the quality of life in the community.

3. Origin of issue:

Councilmember: _____

General Plan: _____

Staff: _____

BOARD or COMMISSION

Arts	<input type="checkbox"/>	Library	<input type="checkbox"/>
Bldg. Code of Appeals	<input type="checkbox"/>	Parks & Rec.	<input type="checkbox"/>
CCAB	<input type="checkbox"/>	Personnel	<input type="checkbox"/>
Heritage & Preservation	<input type="checkbox"/>	Planning	<input checked="" type="checkbox"/>
Housing & Human Svcs	<input type="checkbox"/>		

Board / Commission Ranking/Comment:

Planning Board / Commission ranked _____ of _____
Commission

4. Due date for Continuing and Mandatory issues (if known): _____

5. Multiple Year Project? Yes ☐ No ☒ Expected Year of Completion 2004

6. Estimated work hours for completion of the study issue.

(a) Estimated work hours from the lead department 150

(b) Estimated work hours from consultant(s): _____

(c) Estimated work hours from the City Attorney's Office: 20

(d) List any other department(s) and number of work hours:

Department(s): Public Works/Traffic Division 10

Total Estimated Hours: 180

7. Expected participation involved in the study issue process?

(a) Does Council need to approve a work plan? Yes ☐ No ☒

(b) Does this issue require review by a Board/Commission? Yes ☒ No ☐

If so, which Board/Commission? Planning
Commission

(c) Is a Council Study Session anticipated? Yes ☒ No ☐

(d) What is the public participation process?

This study issue will be noticed in the newspaper and on the City's website. Outreach to homebuilders and developers will be conducted.

8. Estimated Fiscal Impact:

Cost of Study	\$
Capital Budget Costs	\$
New Annual Operating Costs	\$
New Revenues or Savings	\$
10 Year RAP Total	\$

9. Staff Recommendation

- ☐ Recommended for Study
 - ☐ Against Study
 - ☒ No Recommendation

Explain below staff's recommendation if "for" or "against" study. Department director should also note the relative importance of this study to other major projects that the department is currently working on or that are soon to begin, and the impact on existing services/priorities.

reviewed by

Department Director

Date

approved by

City Manager

Date